

\$348,000 - 4414, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2239479

\$348,000

2 Bedroom, 2.00 Bathroom, 780 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

*****\$32,000 PRICE IMPROVEMENT!!*****

Discover an exceptional opportunity to own this TOP FLOOR 2-bedroom, 2-bathroom condo located in the highly sought-after community of Sage Hill. Offering 780sqft of thoughtfully designed living space, this modern and stylish unit combines comfort, convenience, and contemporary flair. Step inside to find elegant vinyl flooring that flows seamlessly throughout the main living area and features a wall unit air conditioner to keep the space cool and comfortable on warm summer days. The sleek kitchen is equipped with stainless steel appliances, striking two-toned cabinetry, and quartz countertops, all designed to impress. The open-concept layout connects the kitchen to the dining and living areas—ideal for entertaining or relaxing at home. The spacious living room exudes a cozy ambiance and opens onto a massive balcony, perfect for outdoor lounging and taking in the peaceful surroundings. For optimal privacy, the two bedrooms are located on opposite sides of the living space. The primary suite features a private 4-piece ensuite, creating a tranquil retreat to unwind. The second bedroom includes a full closet and is conveniently located across from a well-appointed 4-piece cheater bathroom with a deep soaking tub. This unit's location is truly unbeatable—nestled beside scenic walking paths and an environmental reserve, offering a serene connection to nature. Despite the peaceful setting, you're just



minutes from the shopping and amenities of Sage Hill and Evanston, with easy access to Stoney Trail for a quick commute. Enjoy the convenience of being only a five-minute drive to Beacon Hill, where youâ€™ll find big box stores, Walmart, T&T Supermarket, and Costco. Experience the perfect blend of modern living, natural beauty, and urban convenienceâ€”schedule your private viewing today!

Built in 2023

Essential Information

MLS® #	A2239479
Price	\$348,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	780
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4414, 15 Sage Meadows Landing Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E5

Amenities

Amenities	Snow Removal, Visitor Parking, Elevator(s), Parking, Secured Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Track Lighting
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, Wall/Window Air Conditioner, Microwave Hood Fan, Washer/Dryer
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame, Composite Siding

Additional Information

Date Listed	July 25th, 2025
Days on Market	87
Zoning	M-2

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.